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# City of Covington

## Development Activity Report

### As of: June 2016

Prepared by the Community Development Department

If you have any questions please contact:

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# COMMERCIAL PROJECT LIST

Under Review/Building Permit

## CEDAR SPRINGS APARTMENTS

<b>City File No.:</b>	LU13-0018/0006
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Brett Jacobsen Where's Walter LLC 2711 West Valley Highway N. #200 Auburn, WA 98001 253-333-7007
<b>Location &amp; Zoning:</b>	The subject property is located at 18205 SE 272 <sup>nd</sup> St, Parcel Nos. 3122069018, 9020 and 9021. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
<b>Description:</b>	170 unit residential apartments, with associated parking, carports, garages, and office/lounge on 15.8 acres. The site contains critical areas.
<b>Status:</b>	Application: 10/28/2013. SEPA: DNS issued 10/10/2014 Commercial Site Plan Status: Approved 11/20/2014. Engineering/Notice to Proceed: Issued 04/29/2015. Building permit: Multiple Issued.

## CHICK-FIL-A

<b>City File No.:</b>	LU15-0010/0016
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Chris Jensen Barghausen Engineers, Inc. 18215 72nd Ave S Kent, WA 98032 425-251-6222
<b>Location &amp; Zoning:</b>	The subject property is located at 17440 SE 272 <sup>nd</sup> St, consist of Parcel No. 2522059055. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
<b>Description:</b>	Development to demolish an existing 3,345 sq. ft. drive-through restaurant (under separate permit) and construct a new 4,200 sq. ft. drive-through restaurant and associated site improvements on .98 acres.
<b>Status:</b>	Application: 04/23/2015. SEPA: 01/29/2016. Commercial Site Plan Status: Approved 03/23/2016. Engineering/Notice to Proceed: Submitted Under Review. Building permit: No applications submitted.

## COVINGTON ELEMENTARY SCHOOL (NEW)

<b>City File No.:</b>	LU16-0005/0023
<b>Application:</b>	Lisa Klein, AICP
<b>Applicant/Contact:</b>	AHBL 2215 N. 30th St. #300 Tacoma, WA 98403 253-383-2422
<b>Location &amp; Zoning:</b>	The subject property is located at The subject property is located near the intersection of 156th Ave SE and SE 256th St., Parcel Nos 3858640-0040, 0042, 0048, 0049. The proposal is vested to Medium Residential (R-6) zone.
<b>Description:</b>	New two story, 55,233 sq. ft. Covington Elementary School and associated site improvements on 12.39 acres in the R-6 zone. The new school will replace the existing Covington Elementary School located at 17070 SE Wax Road in Covington.
<b>Status:</b>	Application: 03/01/2016. SEPA: DNS Issued by KSD: 01/12/2009, Addendum Issued 02/11/2009 Commercial Site Plan Status: Under review. Engineering/Notice to Proceed: Not Submitted. Building permit: No applications submitted.

## COVINGTON MIXED USE DEVELOPMENT (TOWN CENTER)

<b>City File No.:</b>	LU14-0006/0010
<b>&amp; Associated Permits:</b>	Commercial Binding Site Plan, LU14-0009/0010, Major Tree Removal Permit, LU14-0010/0010, Multifamily Tax Exemption (Affinity- Sr. Housing), LU14-0008/0010, Multifamily Tax Exemption (Polaris – Multifamily), LU14-0007/0010
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Alan Springer, Project Development Manager Gemstar Properties LLC 1620 North Mamer Road, Bldg. B Spokane Valley, WA 99216 509-321-3205
<b>Location &amp; Zoning:</b>	The subject property includes Parcel Nos. 3622059187 & 1796130020. The proposal is vested to the Downtown Town Center (TC) zone.
<b>Description:</b>	Construction of a mixed use development. Buildings A & B are six-story mixed-use with 200 units of affordable family apartments & ground level commercial space and parking. Building C is a six-story senior living building with 154 dwelling units and amenity space. Building D is a pool and recreation area for Building C. The site is 7.03 acres. Binding Site Plan is reviewed concurrently.
<b>Status:</b>	Application: 04/17/2014. SEPA: MDNS Issued 06/20/2014 Commercial Site Plan Status: Approved 08/19/2014 Engineering/Notice to Proceed: Issued 11/25/2014 Building permits: Multiple Issued

## COVINGTON WAY CENTER

<b>City File No.:</b>	LU15-0009/0015
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Ed Babbitt Covington Commercial III, LLC 1461 130 <sup>th</sup> Ave NE Bellevue, WA 98005 425-462-8684
<b>Location &amp; Zoning:</b>	The subject property is located at 27339 Covington Way SE (previously 27280 162 <sup>nd</sup> Pl SE), Parcel No 3522059109. The proposal is vested to the Downtown General Commercial (GC) zone.
<b>Description:</b>	Develop two buildings with a total of 69,991 sq. ft. of commercial retail space and associated site improvements on 8.72 acres.
<b>Status:</b>	Application: 04/20/2015. SEPA: MDNS Issued: 08/28/2015 Commercial Site Plan Status: 11/03/2015. Engineering/Notice to Proceed: Issued 02/08/2016. Building permit: Multiple Issued.

## MULTICARE HOSPITAL EXPANSION (AMENDED)

<b>City File No.:</b>	LU14-0011/0011
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Jamey Barlet, Senior Associate CollinsWoerman 710 2nd Avenue Seattle, WA 98104 206.245.2068
<b>Location &amp; Zoning:</b>	17700 SE 272 <sup>nd</sup> St., Parcel Nos. 32522059131, 9262, 9263, 9264, 9265, 9266, 9267 and 1796310110. The proposal is vested to the Downtown Mixed Commercial (MC) zone
<b>Description:</b>	Amend the commercial site development application approved on 08/27/2014, to increase the square footage of the building from 74,400 sq. ft. to 98,732 sq. ft., to increase the height from 44 ft. to 58 ft., and to modify the exterior façade (colors and materials). The parking lot is revised to accommodate the building expansion and utility infrastructure necessary to support the additional building square footage. The site is 17.7 acres and contains critical areas.
<b>Status:</b>	Application: 04/28/2014. Amended Application: 08/03/2015 SEPA: DNS issued 07/25/2014 / Amended SEPA: DNS issued 09/18/2015 Commercial Site Plan Status: Issued 08/27/2014 Amended Commercial Site Plan Status: 10/13/2015. Engineering/Notice to Proceed: Issued 09/29/2014 & 01/25/2016 Building permit: Multiple Issued (B15-0157 Main Bldg.).

## PUGET SOUND ENERGY – JENKINS CREEK SUBSTATION

<b>City File No.:</b>	LU09-0015/2119
<b>Application:</b>	Building Permit & Site Improvements
<b>Applicant/Contact:</b>	Brad Strauch Puget Sound Energy PO Box 97037, PSE-09N Bellevue, WA 98033 425-456-2556
<b>Location &amp; Zoning:</b>	The subject property is located at 26044 180 <sup>th</sup> Ave SE and consists of Parcel No. 3022069044. The proposal is vested to the High Density Residential (R-8) zone.
<b>Description:</b>	20,800 sq. ft. regional substation to provide electric growth capacity to the area. Includes two dead-end towers and 115kV transformer; with associated site improvements The site contains critical areas.
<b>Status:</b>	Application: 08/21/2009. SEPA: DNS issued 02/05/2010. Application Status: Approved 02/23/2011. ( <i>Expires 2017</i> ) Engineering/Notice to Proceed: Not Submitted. Building permit: No application submitted.

## RAINIER WOOD RECYCLERS (Phase I)

<b>City File No.:</b>	LU14-0005/0009
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	John Sinclair ATTU, LLC 414 Twisp-Carlton Road Carlton, WA 98814 206-979-0236
<b>Location &amp; Zoning:</b>	The subject property is located near the corner of Covington Way SE and 165 <sup>th</sup> Place SE, Parcel No. 3522059019. The proposal is vested to the Industrial (I) zone.
<b>Description:</b>	Develop a vacant parcel into a wood recycling facility with associated retail sales of landscaping materials on 11.60 acre. The project will be constructed in three (3) phases including the construction of a stormwater facility, access roads, and extension of public utilities for two future structures (a maintenance shop and office).
<b>Status:</b>	Application (Phase I): 03/26/2014. SEPA: MDNS issued 08/29/2014 Commercial Site Plan Status: Issued 09/27/2014 ( <i>Expires 2017</i> ) Engineering/Notice to Proceed (Phase I): Issued 10/24/2014 Building permit: No Building Permits Required. Phase I complete

## RED CANOE CREDIT UNION

**City File No.:** LU13-0015/0005

**Application:** Commercial Site Development Permit

**Applicant/Contact:** Patrick Kirby  
Momentum  
1520 4th Ave, Suite 300  
Seattle, WA 98101  
206-787-8078

**Location & Zoning:** The subject property is located at the corner of SE 270<sup>th</sup> St and SE Wax Rd, Parcel No. 3780400010. The proposal is vested to the Downtown Mixed Commercial (MC) zone.

**Description:** Develop a 3,000 sq. ft. bank with drive through facilities and associated site improvements on 0.53 acres.

**Status:** Application: 05/27/2013.  
SEPA: Categorically Exempt.  
Commercial Site Plan Status: Approved 10/31/2013. (*Expires 2016*)  
Engineering/Notice to Proceed: Not Submitted.  
Building permit: No applications submitted.

## SOLID ROCK COMMUNITY CHURCH

**City File No.:** LU10-0001/2087

**Application:** Conditional Use Permit & Site Improvements

**Applicant/Contact:** Barghausen Engineering Consultants, Inc.  
Ivana Halvorsen  
18215 72<sup>nd</sup> Ave S.  
Kent, WA 98032  
425-251-6222

**Location & Zoning:** The subject property is located at 24808 180<sup>th</sup> Ave SE and consists of Parcel No. 1922069010. The proposal is vested to the Low Density Residential (R-4) zone.

**Description:** Construction of 20,315 sq. ft. sanctuary building and associated site improvements on 4.74 acres.

**Status:** Application: 01/12/2010.  
SEPA: MDNS issued 05/21/2010.  
Conditional Use Permit Status: Approved 06/21/2010. (*Expires 2015*).  
Engineering/Notice to Proceed: Issued 09/15/2011 (*Site Development Only*).  
Building permit: No applications submitted.

## SOOS CREEK WATER & SEWER DISTRICT LIFT STATION NO. 46

<b>City File No.:</b>	LU13-0014/PRJ13-0002 <i>(Associated with various land use permits)</i>
<b>Application:</b>	Clearing and Grading Permit
<b>Applicant/Contact:</b>	Soos Creek Water and Sewer District 14616 SE 192 <sup>nd</sup> Street Renton, WA 9805 253-630-9900
<b>Location &amp; Zoning:</b>	The subject property is located along the south side of SE 272 <sup>nd</sup> St. and west of SE Covington Way, Parcel No. 3522059172. General Commercial (GC) Zone
<b>Description:</b>	Construction of a new Sewer Lift Station No. 46 on 2.5 acres. Construction will include off-site improvements and construction of new sewer main within the downtown zoning districts. The site contains critical areas.
<b>Status:</b>	Application: 06/06/2013. SEPA: MDNS issued by SCWSD 03/06/2013. Engineering/Notice to Proceed: Various NTP Issued. Building permit: Multiple Issued (B13-0028 – Main Bldg.)

# RESIDENTIAL PROJECT LIST

## Under Review/Preliminary Approval

RCW 58.17.140 Approval Timelines:

On or before December 31, 2007 – 10 year approval; On or before December 31, 2014 – 7 year approval; After January 1, 2015 – 5 year approval

### BURLEA PARTNERS (4 LOT SHORT PLAT)

**City File No.:** LU08-0010/2116

**Application:** Short Plat

**Applicant/Contact:** Cramer NW Inc.  
945 N. Central #104  
Kent, WA 98032  
253-852-4880

**Location & Zoning:** The subject property is located at 20310 SE 262<sup>nd</sup> Street, and consists of Parcel No. 2922069165. Low Density Residential (R-4).

**Description:** Four single family lots on 1.07 acres.

**Status:** Application: 08/22/2008.  
SEPA: Categorically Exempt  
Preliminary Short Plat: Approved 04/26/2010 (*Expires 2017*)  
Engineering/Notice to Proceed: Not Submitted.

### CEDAR CREEK PARKE (82 LOT SUBDIVISION)

**City File No.:** LU16-0001/0020

**Application:** Subdivision

**Applicant/Contact:** Brian Hanson, PE  
Triad Associates  
20300 Woodinville-Snohomish Rd NE  
Woodinville, WA 98072  
425-415-2094

**Location & Zoning:** The subject property is located south of SE 262<sup>nd</sup> St. and west of 204<sup>th</sup> Ave SE and consists of Parcel Nos. 292206-9008, 9137, and 9182. Low Density Residential (R-4).

**Description:** 20.53 acres into 82 single family residential lots.

**Status:** Application: 01/16/2016.  
SEPA: Under Review.  
Preliminary Short Plat: Under Review.  
Engineering/Notice to Proceed: Not Submitted.



### CHANDI (4 LOT SHORT PLAT)

**City File No.:** LU15-0004/0014

**Application:** Short Plat

**Applicant/Contact:** Gurdial Saggu  
25407 – 176<sup>th</sup> Place SE  
Covington, WA 98042  
253-297-6233

**Location & Zoning:** The subject property is located at 25407 – 176<sup>th</sup> Place SE, and consists of Parcel No. 2422059155. Medium Density Residential (R-6).

**Description:** Four single family lots on 1.11 acres.

**Status:** Application: 07/17/2015.  
SEPA: Categorically Exempt.  
Preliminary Short Plat: Approved 12/17/2015.  
Engineering/Notice to Proceed: Not Submitted.

### HAY-LEE GLEN (12 LOT SUBDIVISION)

**City File No.:** LU06-0066/2105

**Application:** Subdivision

**Applicant/Contact:** Hans Korve  
DMP, Inc.  
726 Auburn Way N.  
Auburn, WA 98002  
253-333-2200

**Location & Zoning:** The subject property is located at 25501 153<sup>rd</sup> Ave S.E. and consists of Parcel No. 2322059062. Medium Density Residential (R-6).

**Description:** 12 single family lots on 2.30 acres.

**Status:** Application: 08/22/2006  
SEPA: MDNS issued 06/13/2007.  
Preliminary Plat Approved: 08/13/2007. (*Expires 2017*)  
Engineering/Notice to Proceed: Not Submitted.

### MAPLE HILLS DIV. III (79 LOT SUBDIVISION)

<b>City File No.:</b>	LU14-0018/0012
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Presidio Merced Acquisition Sourcing, LLC 10220 NE Points Drive, Suite 310 Kirkland, WA 98033 425-202-3602
<b>Location &amp; Zoning:</b>	The subject property is located at the corner of 204th Ave SE and SE 259th St. and consists of Parcel Nos. 7760401070 and 2922069002) Low Density Residential, R-4 (2.77 acres) & Medium Density Residential, R-6 (12.30 acres)
<b>Description:</b>	80 single family lots on 15.07 acres.
<b>Status:</b>	Application: 09/07/2014 SEPA: MDNS Issued 03/16/2016 Preliminary Plat Approval: Under Review Engineering/Notice to Proceed: Not Submitted

### MAPLE HILLS DIV. IV (14 LOT SUBDIVISION)

<b>City File No.:</b>	LU14-0003/0013
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Presidio Merced Acquisition Sourcing, LLC 10220 NE Points Drive, Suite 310 Kirkland, WA 98033 425-202-3602
<b>Location &amp; Zoning:</b>	The subject property is located 20714 SE 260th St Parcel No 2922069134. Low Density Residential, R-4
<b>Description:</b>	14 single family lots on 3.53 acres.
<b>Status:</b>	Application: 02/03/2014 SEPA: DNS Issued: 08/21/2015 Preliminary Plat Approval: Approved 10/29/2016 Engineering/Notice to Proceed: Submitted - Under Review

## PARKE MEADOWS II/SOUTH (14 LOT SUBDIVISION)

**City File No.:** LU05-0010/2081

**Application:** Subdivision

**Applicant/Contact:** Navdeep Gill  
24003 94<sup>th</sup> Ave S  
Kent, WA 98031

**Location & Zoning:** The subject property consists of Parcel No. 1922069170. Low Density Residential (R-4).

**Description:** 14 single family lots on 3.48 acres. The site contains critical areas.

**Status:** Application: 03/18/2005.  
SEPA: MDNS issued 05/01/2006.  
Preliminary Plat Approved: 11/16/2006. (*Expires 2016*)  
Engineering/Notice to Proceed: Submitted Under Review.

## PLATT (4 LOT SHORT PLAT)

**City File No.:** LU05-0056/2012

**Application:** Short Plat

**Applicant/Contact:** Dale Platt  
PO Box 157  
Palmer Lake, CO 80133

**Location & Zoning:** The subject property is located at 24262 183<sup>rd</sup> Avenue S.E. and consists of Parcel No. 192206-9195. Low Density Residential (R-4).

**Description:** Four single family lots on 1.02 acres.

**Status:** Application: 11/09/2005.  
SEPA: N/A.  
Preliminary Plat Approved: 07/24/2006. (*Expires 2016*)  
Engineering/Notice to Proceed: Submitted Under Review

## SHADOW CREEK

**City File No.:** LU16-0010/0024

**Application:** Subdivision

**Applicant/Contact:** Tom Redding  
Encompass Engineering & Surveying  
165 NE Juniper St., Suite 201  
Issaquah, WA 98072  
425-392-0250

**Location & Zoning:** The subject property is located at 25020 – 180th Ave SE and consists of Parcel Nos. 1922069105, and 9113. Low Density Residential (R-4).

**Description:** Eight single family lots on 1.97 acres.

**Status:** Application: 05/09/2016.  
SEPA: Under Review.  
Preliminary Plat Approved: Under Review.  
Engineering/Notice to Proceed: Not Submitted.

# RESIDENTIAL PROJECT LIST

Final Approval/Building Permits Issued

## LEVANDOVSKY (4 LOT SHORT PLAT)

**City File No.:** SP98-003/1023

**Application:** Short Plat

**Applicant/Contact:** Ruslan Levandovsky  
26441 204<sup>th</sup> Ave. S.E.  
Covington, WA 98042

**Location & Zoning:** 20320 SE 265<sup>th</sup> Place. Low Density Residential (R-4).

**Description:** Four single family lots on 3.83 acres.

**Status:** Application: 12/19/1998.  
SEPA: N/A  
Final short plat approved: 04/22/2004.  
Building permit: 3 of 4 permits issued.

## MAPLE HILLS PHASE I (93 LOTS)

**City File No.:** PP99-004/1025

**Application:** Subdivision

**Applicant/Contact:** Presidio Merced Acquisition Sourcing, LLC  
10220 NE Points Drive, Suite 310  
Kirkland, WA 98033  
425-202-3602

**Location & Zoning:** The subject property is located at 204<sup>th</sup> and 209<sup>th</sup> Avenues SE and between SE 256<sup>th</sup> and SE 260<sup>th</sup> St. Vested to King County RS-9600 zoning.

**Description:** 149 single family lots on approximately 48 acres. Development in two phases.  
Phase 1 – 93 SFR. Phase 2 – 56 SFR

**Status:** Application: 04/14/1983.  
SEPA: Revised DNS issued 05/01/1986.  
Preliminary Plat Approved: 09/21/2006. (*Expires 2016*)  
Phase I Final Plat Approved: 07/28/2015  
Phase 2 Final Plat Approval: 04/26/2016  
Building permit: 8 of 149 permit issued

## MOUNTAIN MEADOWS ESTATES SUBDIVISION (29 LOT SUBDIVISION)

**City File No.:** LU13-0009/0004  
**Application:** Subdivision  
**Applicant/Contact:** Cara Visintainer  
CES NW Inc.  
310 29th St. NE, Suite 101  
Puyallup, WA 98372  
**Location & Zoning:** The subject property is located at 25204 156<sup>th</sup> Ave SE. Medium Density Residential (R-6).  
**Description:** 29 single family lots on 5.75 acres.  
**Status:** Application: 04/17/2013.  
SEPA: MDNS Issued 10/04/2013.  
Final Plat Approved: 12/09/2014  
Building permit: 29 of 29 issued.

## RAINIER VISTA (145 LOT SUBDIVISION)

**City File No.:** PP02-006/1038  
**Application:** Subdivision  
**Applicant/Contact:** Mike Chaffeur  
Eagle Creek Development  
15215 SE 272<sup>nd</sup> Street, Suite 201  
Kent, WA 98042  
206-406-3076  
**Location & Zoning:** South of 240<sup>th</sup> near 184<sup>th</sup>. Low Density Residential (R-4).  
**Description:** 145 single family lots on 55.3 acres. The site contains critical areas.  
**Status:** Application: 11/13/2002.  
SEPA: MDNS issued 05/01/2003.  
Final Plat Approved: 07/13/2006.  
Building permit: 142 of 145 permits issued.

## VICTORIAN MEADOWS (29 LOT SUBDIVISION)

**City File No.:** LU05-0047/2100  
**Application:** Subdivision-Preliminary Plat  
**Applicant/Contact:** Jeff Pantier  
Hatton Godat Pantier  
3910 Martin Way E, Suite B  
Olympia, WA 98506  
360-943-1599  
**Location & Zoning:** The subject property is located at 17728 SE 266<sup>th</sup> Street. High Density Residential (R-8).  
**Description:** 29 single family lots on 5.26 acres.  
**Status:** Application: 09/19/2005.  
SEPA: MDNS issued 12/11/2006.  
Final Plat Approved: 09/17/2015  
Building permit: 11 of 29 issued.

END



